

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 B02.3C.1 to permit lot widths of 50 feet instead of the required 55 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Existing 50 feet lots in an old subdivision.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Legal Owner(s):
Doris A. Shifflett
(Type or Print Name)
Doris A. Shifflett
Signature
Ellis J. Shifflett, Sr.
(Type or Print Name)
Ellis J. Shifflett, Sr.
Signature

Address
1706 Willow Ave.
City and State
Baltimore, Md. 21204

Attorney for Petitioner:
Name
Address
City and State
Baltimore, Md. 21204

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Baltimore, Md. 21204

Attorney's Telephone No.:
Name
Address
City and State
Baltimore, Md. 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 31st day of March 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the put up hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of June 1981 at 9:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 21, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Ellis J. Shifflett, Sr.
1706 Willow Avenue
Baltimore, Maryland 21204

RE: Item No. 170
Petitioner - Ellis J. Shifflett, Sr., et ux
Variance Petition

Dear Mr. & Mrs. Shifflett:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the 15th of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bso

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

April 20, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #170 (1980-1581)
Property Owner: Ellis J. & Doris A. Shifflett, Sr.
N/S Willow Ave. 152.10' E. of Roldrew Avenue
Acres: 50 x 150 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property appears on the plat "Roldrew Property of Andrews and Reller", recorded W.P.C. 7, Folio 33.

Highways:

Willow Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot right-of-way with a standard type roadway termination.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The Roland Run Watershed Study, January 1980, by Purdum & Jeschke Consulting Engineers (Drawing No. 4 of 17) indicates a 100-year flood elevation of approximately 252 (Baltimore County Datum), which elevation is easterly of this property.

Item #170 (1980-1581)
Property Owner: Ellis J. & Doris A. Shifflett, Sr.
Page 2
April 20, 1981

Water and Sanitary Sewer:

There is a public 6-inch water main and 8-inch public sanitary sewerage in Willow Avenue.

Fire hydrants exist on Maple Avenue (Roldrew Avenue), located approximately 450 feet south of Willow Avenue, and 550 feet north of Willow Avenue, near Joppa Road.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley
William Munchel

O-NE & S-SE Key Sheets
40 & 41 NW 7 Pos. Sheets
NW 10 & 11 B Topo
69 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

May 22, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #170, Zoning Advisory Committee Meeting, March 31, 1981, are as follows:

Property Owner: Ellis J and Doris A. Shifflett, Sr.
Location: N/S Willow Avenue 152.10' E of Roldrew Avenue
Acres: 50 X 150
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: May 18, 1981

FROM: Mr. Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 170 - Ellis J. and Doris A. Shifflett, Sr.
- Item # 171 - Alesia Tomassetti and E. Helen Buck
- Item # 174 - Constantine J. Kaminaris, D.D.S.
- Item # 176 - Carolyn A. Carville
- Item # 179 - Jerome J. and Joanne C. Cvach
- Item # 180 - Stanley Penn Children's Trust
- Item # 184 - Evelyn W. and Jimmie C. Sergeant
- Item # 186 - Four Villages Limited Partnership
- Item # 188 - The Four Star Company
- Item # 189 - Albert Raymond Dente
- Item # 190 - Wilbur C. and Susan S. Hossfeld, Jr.
- Item # 191 - Bobby and Georgia B. Sheets
- Item # 193 - Richard Wayne and Kathleen Stansburge
- Item # 198 - Frederick W. and Faye J. Kuehl
- Item # 200 - Richard E. and Marion P. Szymanski
- Item # 201 - Stephen C. and Lynn Roth

IJF/rth

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
823-7310

PAUL H. REINCKE
CHIEF

April 21, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Ellis J. & Doris A. Shifflett, Sr.

Location: N/S Willow Avenue 152.10' East of Roldrew Avenue

Item No.: 170 Zoning Agenda: Meeting of March 31, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

XX 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: Ian J. Forrest, Director Noted and Approved: George M. H. Reynolds
Planning Group Special Inspection Division Fire Prevention Bureau

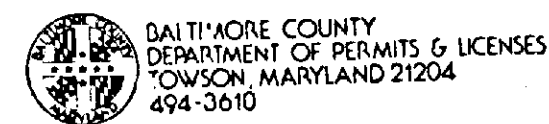
/mb

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the gr. of the variance(s) requested will/will not adversely affect the health, saf v, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of June, 1981, that the herein Petition for Variance(s) to permit lot widths of fifty feet in lieu of the required fifty-five feet, for the lot upon which the petitioners' dwelling is located and the lot immediately to the east thereof, the latter lot to be used solely for the construction of a separate dwelling, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Delete the parking pad shown on the site plan and provide said lot with a driveway to serve the proposed dwelling.
2. Submit a revised site plan, incorporating the above, for approval by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
404-3030

TED ZALESKI JR.
DIRECTOR

April 6, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:
Comments on Item # 170 Zoning Advisory Committee Meeting, March 31, 1981
are as follows:

Property Owner: Ellis J. & Doris A. Shifflett, Sr.
Location: N/S Willow Avenue 152.10' E. of Roldrew Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot width of 50' in lieu of the required 55'.

Acres: 50 X 150
District: 9th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal /is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 211.
- X I. Comments: Existing garage is not shown on plans. A razing permit shall be required, this removes it from tax roles.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122 (Plans Service) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Service

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 26, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 31, 1981

RE: Item No: 170, 171, 172, 173, 174, 175, 176
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/hp

DESCRIPTION FOR ZONING VARIANCE FOR E.T. SHIFFLETT SR.

BEGINNING AT A POINT ON THE NORTH SIDE
OF WILLOW AVE. 152'-10" EASTERLY OF ROLDREW AVE
AND RUNNING 575°3' EAST FOR 100'; THENCE
NORTHERLY 150'; THEN WESTERLY 100' AND THENCE
SOUTHERLY 150' TO THE BEGINNING POINT.

ALSO KNOWN AS 1706 WILLOW AVE.

ROLDREW
W.P.C. 7-33

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 81-199-A Item 170

Date: May 25, 1981

Petition for Variance
North side of Willow Avenue, 152 feet East of Roldrew Avenue
Petitioner- Ellis J. Shifflett, Sr., et ux

Ninth District

HEARING: Tuesday, June 2, 1981 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition; however, after reviewing the petitioner's plat, we would suggest that some thought be given to either relocating the parking pad or landscaping to lessen the potential impact on the adjacent homes.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

PETITION FOR VARIANCE

9th DISTRICT

ZONING: Petition for Variance
LOCATION: North side of Willow Avenue, 152 feet East of Roldrew Avenue
DATE & TIME: Tuesday, June 2, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit lot widths of 50 feet instead of the required 55 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1 - Minimum lot widths

All that parcel of land in the Ninth Election District of Baltimore County.

BEGINNING AT A POINT ON THE NORTH SIDE
OF WILLOW AVE. 152'-10" EASTERLY OF ROLDREW AVE
AND RUNNING 575°3' EAST FOR 100'; THENCE
NORTHERLY 150'; THEN WESTERLY 100' AND THENCE
SOUTHERLY 150' TO THE BEGINNING POINT.

ALSO KNOWN AS 1706 WILLOW AVE.

Being the property of Ellis J. Shifflett, Sr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 2, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 20, 1981

Mr. and Mrs. Ellis J. Shifflett, Sr.
1706 Willow Avenue
Baltimore, Maryland 21204

RE: Petition for Variance
North side of Willow Ave., 152 ft. East of
Roldrew Avenue
Case No. 81-199-A

Dear Mr. and Mrs. Shifflett:

This is to advise you that \$44.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 096909

DATE: June 2, 1981 ACCOUNT: 01-662

AMOUNT \$44.50

RECEIVED FROM: Mrs. Ellis J. Shifflett, Sr.
FOR: Posting and Advertising of Case #81-199-A

44.50

VALIDATION OR SIGNATURE OF CLERK

Mr. and Mrs. Ellis J. Shifflett, Sr.
1706 Willow Avenue
Baltimore, Maryland 21204

May 5, 1981

NOTICE OF HEARING

TIME: 9:45 A.M.

DATE: Tuesday, June 2, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William Hammond
Zoning Commissioner Date: May 27, 1981

FROM: Michael S. Flanigan, Engineer Associate II

SUBJECT: ZONING COMMENTS

Relative to ZAC meeting of March 31, 1981, the
Department of Traffic Engineering has no comments for items
#170, #172, 171, 174, 175 and 176.

Michael S. Flanigan
Engineer Associate II

MSF/bza

Mr. & Mrs. Ellis J. Shifflett, Sr.
1706 Willow Avenue
Baltimore, Maryland 21204

June 9, 1981

RE: Petition for Variance
N/S of Willow Avenue, 152' E of
Roldrew Avenue - 9th Election
District
Ellis J. Shifflett, Sr., et ux -
Petitioners
NO. 81-199-A (Item No. 170)

Dear Mr. Shifflett:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/arl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. & Mrs. Ellis J. Shifflett, Sr.
1706 Willow Avenue
Baltimore, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 31st day
of March, 1981

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Ellis J. Shifflett, Sr., et ux

Petitioner's Attorney: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 12 day of March, 1981.

Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

William E. Hammond, Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

NO. 097266

DATE: May 4, 1981 ACCOUNT: 01-662

AMOUNT: \$25.00

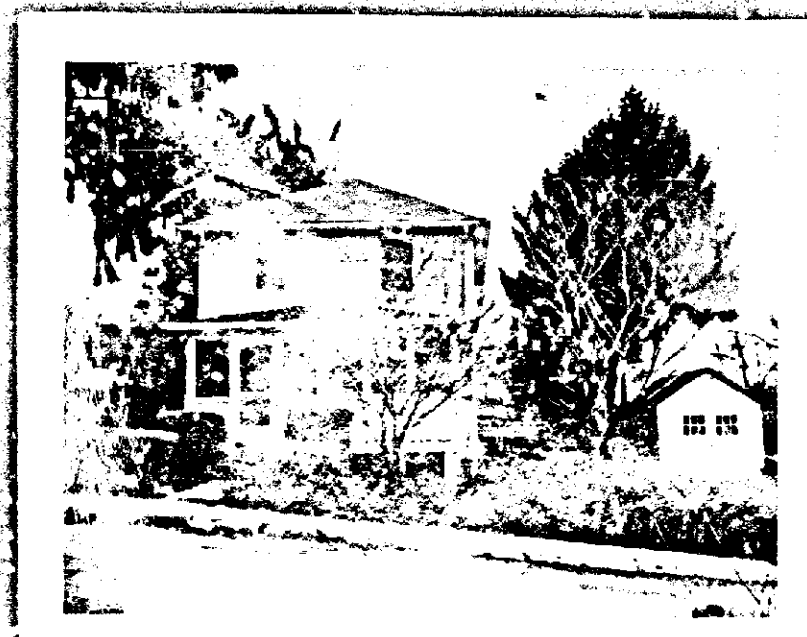
RECEIVED FROM: Ellis J. Shifflett, Sr.
FOR: Filing Fee of Case #81-199-A

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>WEH</i>										
Previous case:										

Revised Plans:
Change in outline or description Yes ☐ No ☒
Map #



CERTIFICATE OF PUBLICATION

TOWSON, MD., May 11, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each week before the 2nd day of June, 1981, the first publication appearing on the 11th day of May, 1981.

THE JEFFERSONIAN,

Cost of Advertisement, \$ 17.50

The Essex Times

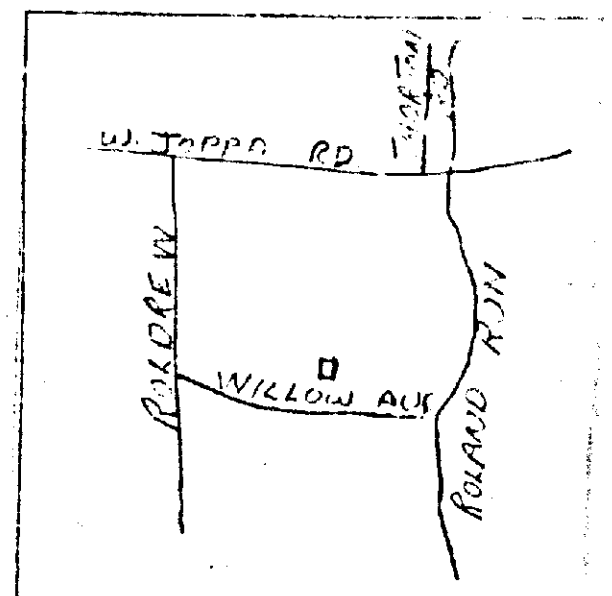
Essex, Md., May 14, 1981

This is to Certify, that the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 14th day of May, 1981, the first publication appearing on the 14th day of May, 1981.

Publisher.

AREA MAP



ROLDREW AVE 30' WIDE

N

JESSE B. JACOBS
OWNER

EXISTING
DWELLING
1 STORY
1708

LOT 25 PLAT
ROLDREW WPC 7/33

WPC 556-338

ARTHUR GRIFFIN
OWNER

30'
PROPOSED
DWELLING
2 STORY

OFF STREET
PARKING

EXISTING
DWELLING
2 STORY
1706

EXISTING
DWELLING
2 STORY
1702 1700

ALLOWANCE
FOR POSSIBLE
WIDENING OF
WILLOW AVE

ROLAND RUN

WILLOW AVE 30' WIDE

OFFICE COPY

ITEM #170

NOTES:

- PUBLIC UTILITIES EXIST.
- ZONED DR 5.5
- ELECTION DISTRICT: 9
- DWELLINGS - 1700/1702 AND 1701 TO BE REMOVED DUE TO FLOOD PLAIN.

LIBER WPC #556
FOLIO 338

PLAT FOR ZONING VARIANCE
FOR E.J. SHIFFLETT Sr.

SCALE: 1" = 20 FEET

1705
EXISTING
DWELLING
1 STORY

1703
EXISTING
DWELLING
1 STORY

1701
EXISTING
DWELLING
1 STORY

